HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: October 2007

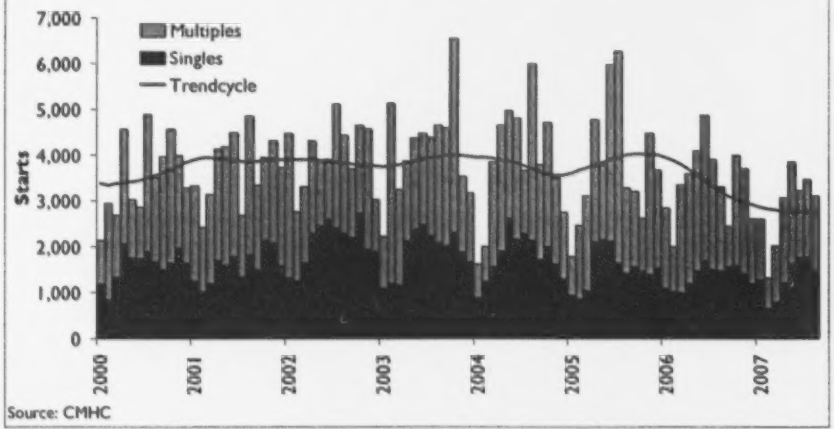
New Home Market

2007 Starts Below 2006 Levels

Total housing starts through September 2007 remained below the 2006 total over the same time period. This decline has been fully borne by the condominium apartment segment of the market. The record pre-construction sales for this housing type over the past three years have not yet converted into starts. With the number of condominium apartment completions halved this year and the number of apartments under construction remaining at record levels, builders have not been able to shift resources and start construction on new projects. The backlog of pre-construction sales will start to convert into starts in the last quarter of 2007 and throughout 2008. The first signs of a resurgence in condominium apartment construc-

Figure 1

Greater Toronto Area Housing Starts Lower This Year



Source: CMHC

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tion were seen in September, when condominium apartment starts were almost four times higher than they had been in September 2006.

Overall housing starts remained respectable through the first nine months of the year because starts for low-rise housing types, including single-detached, semi-detached and row (town) houses, were up by 2.5 per cent. Pre-construction sales for these housing types have also been very strong. However, the time between pre-construction sale and start has been much shorter, meaning a great number of low-rise sales from the second half of 2006 and the first half of 2007 have already converted into starts.

Strong demand for new homes in the GTA, as evidenced by growth in both low and high-rise pre-construction sales, continued through the first three quarters of this year because of tight conditions in the existing home market. Growth in existing home sales far outstripped growth in new listings, which meant home buyers were faced with less choice. Many of these buyers decided to sacrifice some time – the construction period for their home of choice – in order to purchase a home that better met their needs.

Existing Home Market

Tight Market Conditions in the GTA

Existing home sales were at record levels through the first three quarters of 2007, driven by steady labour market conditions, low borrowing costs and a more diverse mortgage product offering. First-time buyers were the key market segment driving this sales growth. According to the 2007 CMHC Renovation and Home Purchase Survey, 60 per cent of households who had already purchased or were planning on purchasing a home in the Toronto area in 2007 were first-time buyers. The share of first-time buyers was up ten percentage points in comparison to 2006.

As sales have grown at a greater pace than listings this year, seller's market conditions have re-emerged across the GTA. Tighter market conditions have resulted in average existing home prices growing faster than the rate of inflation. It should be noted, however, that market conditions and price growth have not been uniform across the GTA. Generally speaking, as sales have accounted for a greater share of listings in a given market area, annual price growth has been higher as well. This relationship certainly held in the GTA. The City of Toronto had the highest sales-to-new-listings ratio through September, at close to 63 per cent, and also experienced the highest annual price growth, at approximately 6.5 per cent. At the other end of the spectrum, Durham Region had a sales-to-new-listings ratio of slightly less than 59 per cent and experienced annual price growth of only 3.5 per cent. Figure 2 clearly plots out the strong relationship that has been observed between resale market conditions and annual price growth.

Demand Factors

Positive Market Drivers

Many households in the GTA remained confident in their ability to purchase and pay for a home over the long term. This confidence came from steady job growth across a number of different sectors of the

Figure 1

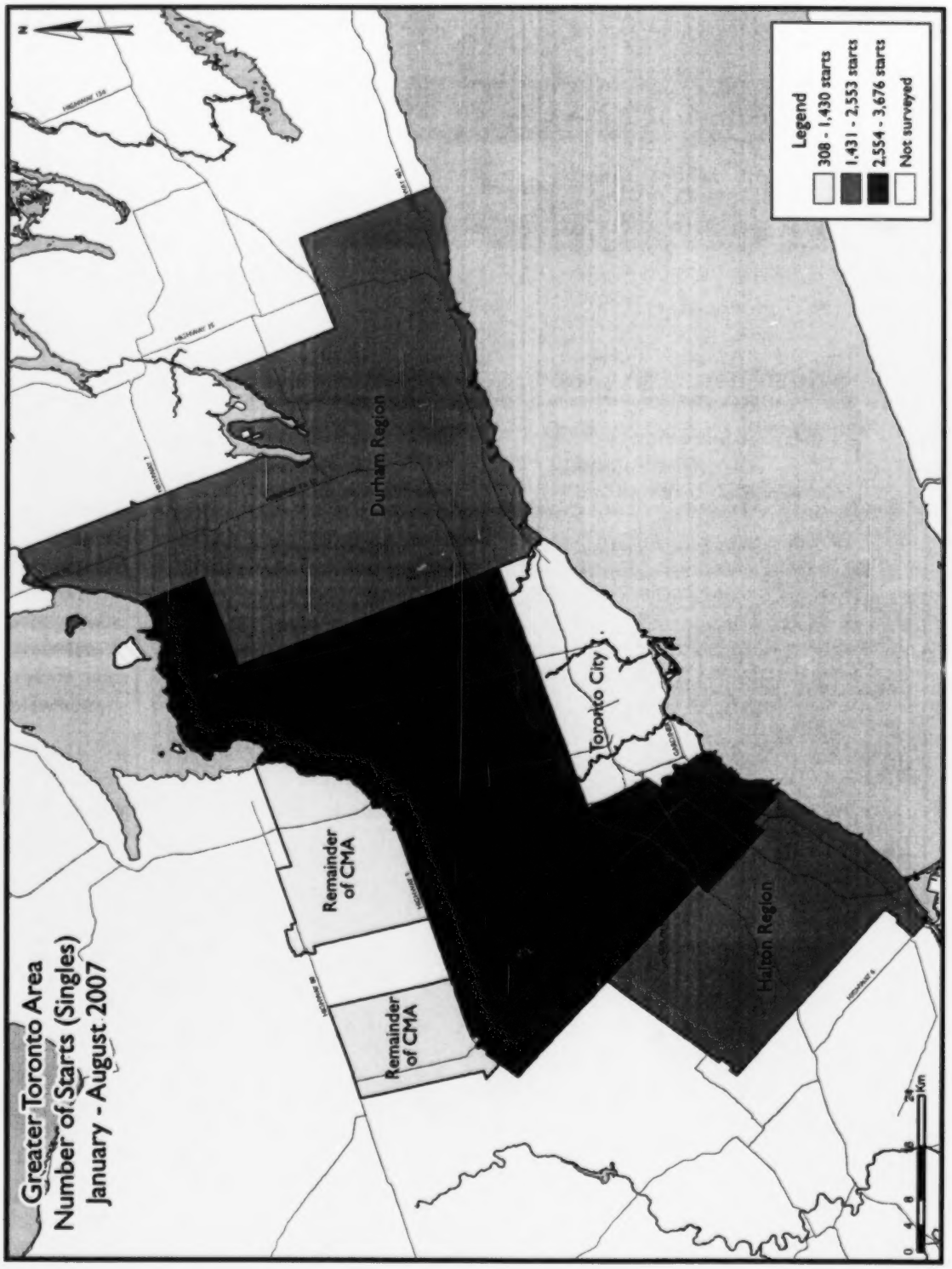
Source: TREB, CMHC calculations

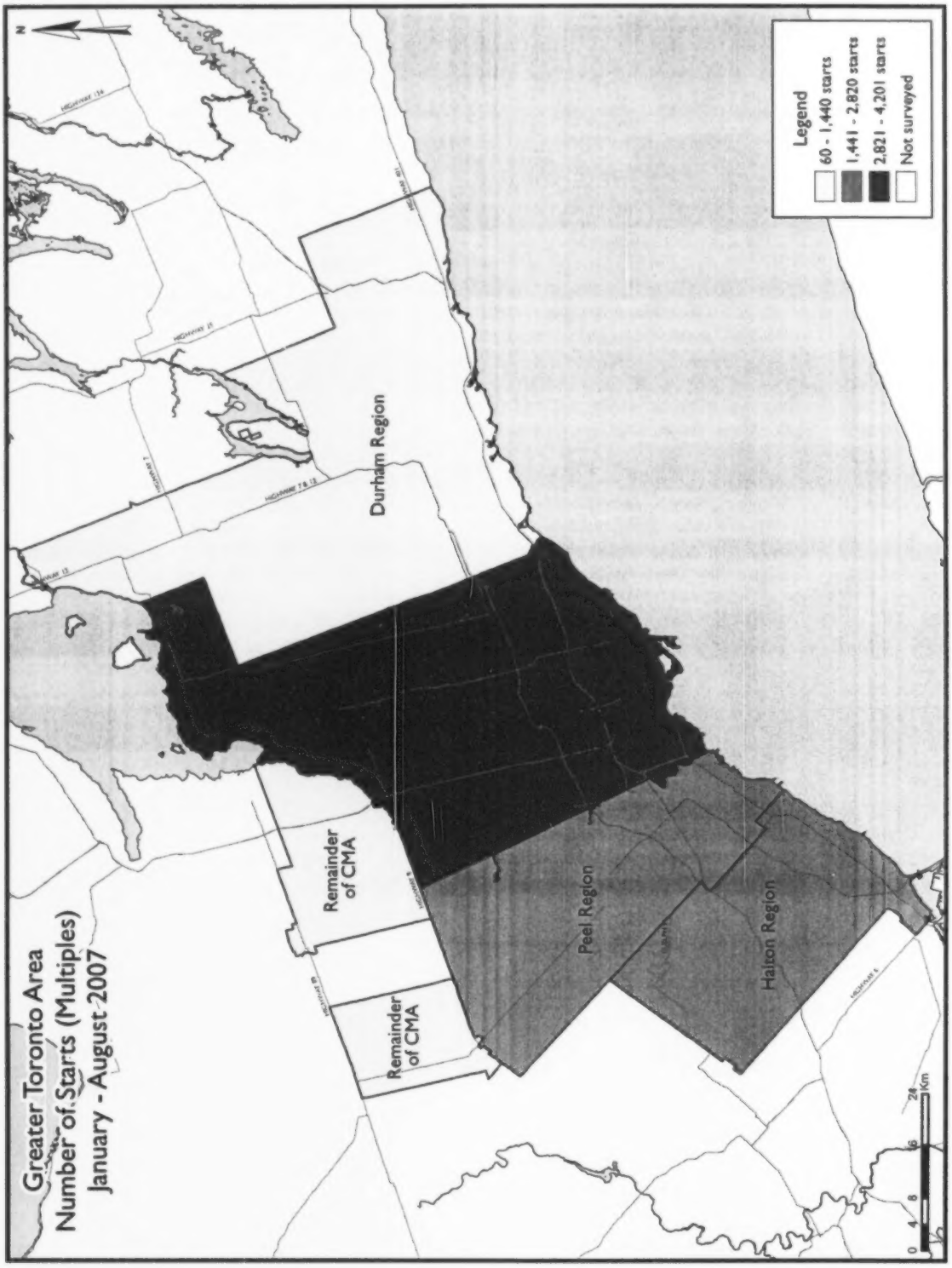
local economy, coupled with low mortgage rates and a greater diversity of mortgage products in comparison to past years.

The rate of annual job growth year-to-date has been 2.2 per cent and 1.6 in the Toronto CMA and Oshawa CMA respectively – higher than the rate experienced over the same period in 2006. The unemployment rate in both CMAs remained in line with the low levels experienced in 2006 – slightly higher in the Toronto CMA and slightly lower in the Oshawa CMA. Tight labour market conditions, as evidenced by low unemployment, continued to push average earnings higher.

Mortgage rates continued to edge upward this year, but still remained low from a historic perspective. Even with rising mortgage rates, mortgage payments have remained manageable relative to average household incomes. The required income to carry a mortgage on the average priced existing home in the GTA through the first three quarters was $70,842[1] – less than the estimated annual household income of $93,000.

[1] Assumes an average home price of $372,480, purchased with a 10 per cent down payment and a five year fixed rate mortgage discounted by 100 basis points off the average posted rate through September 2007 amortized over 35 years.


Greater Toronto Area
Number of Starts (Singles)
January - August 2007
Legend
308 - 1,430 starts
1,431 - 2,553 starts
2,554 - 3,676 starts
Not surveyed
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
N
0
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - August 2007
Legend
60 - 1,440 starts
1,441 - 2,820 starts
2,821 - 4,201 starts
Not surveyed
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2007	1,230	252	230	15	62	1,756	0	64	3,609
September 2006	1,296	122	141	0	62	474	0	23	2,118
% Change	-5.1	106.6	63.1	n/a	0.0	**	n/a	178.3	70.4
Year-to-date 2007	10,684	2,172	3,718	27	1,049	6,469	4	571	24,694
Year-to-date 2006	10,360	1,996	2,766	46	1,168	10,111	8	1,047	27,502
% Change	3.1	8.8	34.4	-41.3	-10.2	-36.0	-50.0	-45.5	-10.2
UNDER CONSTRUCTION									
September 2007	9,691	1,740	4,034	32	1,056	26,129	4	2,618	45,304
September 2006	8,815	1,473	2,784	49	1,181	24,354	22	2,085	40,763
% Change	9.9	18.1	44.9	-34.7	-10.6	7.3	-81.8	25.6	11.1
COMPLETIONS									
September 2007	1,243	256	437	1	109	516	0	0	2,562
September 2006	1,137	242	392	7	193	814	0	18	2,803
% Change	9.3	5.8	11.5	-85.7	-43.5	-36.6	n/a	-100.0	-8.6
Year-to-date 2007	10,234	1,908	2,796	20	1,010	5,778	0	350	22,096
Year-to-date 2006	11,385	2,372	3,015	31	1,541	11,261	24	875	30,504
% Change	-10.1	-19.6	-7.3	-35.5	-34.5	-48.7	-100.0	-60.0	-27.6
COMPLETED & NOT ABSORBED									
September 2007	313	56	108	0	30	237	14	15	773
September 2006	270	34	124	0	5	650	3	281	1,367
% Change	15.9	64.7	-12.9	n/a	**	-63.5	**	-94.7	-43.5
ABSORBED									
September 2007	1,238	246	453	1	109	572	0	39	2,658
September 2006	1,143	259	408	7	206	772	0	0	2,795
% Change	8.3	-5.0	11.0	-85.7	-47.1	-25.9	n/a	n/a	-4.9
Year-to-date 2007	10,279	1,908	2,833	20	1,018	6,093	8	424	22,583
Year-to-date 2006	11,483	2,427	3,040	32	1,564	11,136	22	609	30,313
% Change	-10.5	-21.4	-6.8	-37.5	-34.9	-45.3	-63.6	-30.4	-25.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2007	176	6	6	0	6	131	0	140	465
September 2006	203	2	19	0	25	0	0	0	249
% Change	-13.3	200.0	-68.4	n/a	-76.0	n/a	n/a	n/a	86.7
Year-to-date 2007	1,303	12	88	0	23	131	0	146	1,703
Year-to-date 2006	1,621	16	207	0	83	414	0	0	2,341
% Change	-19.6	-25.0	-57.5	n/a	-72.3	-68.4	n/a	n/a	-27.3
UNDER CONSTRUCTION									
September 2007	1,204	10	116	0	62	484	0	146	2,022
September 2006	1,365	18	186	0	102	486	0	0	2,157
% Change	-11.8	-44.4	-37.6	n/a	-39.2	-0.4	n/a	n/a	-6.3
COMPLETIONS									
September 2007	161	0	21	0	5	72	0	0	259
September 2006	184	2	30	0	0	24	0	0	240
% Change	-12.5	-100.0	-30.0	n/a	n/a	200.0	n/a	n/a	7.9
Year-to-date 2007	1,425	10	163	0	82	204	1	0	1,885
Year-to-date 2006	1,518	12	185	0	0	240	16	4	1,975
% Change	-6.1	-16.7	-11.9	n/a	n/a	-15.0	-93.8	-100.0	-4.6
COMPLETED & NOT ABSORBED									
September 2007	44	3	19	0	7	76	0	0	149
September 2006	34	0	19	0	0	2	0	0	55
% Change	29.4	n/a	0.0	n/a	n/a	**	n/a	n/a	170.9
ABSORBED									
September 2007	163	1	21	0	8	17	0	0	210
September 2006	189	2	22	0	0	22	0	0	235
% Change	-13.8	-50.0	-4.5	n/a	n/a	-22.7	n/a	n/a	-10.6
Year-to-date 2007	1,422	9	159	0	75	130	1	0	1,796
Year-to-date 2006	1,489	12	186	0	1	241	16	4	1,949
% Change	-4.5	-25.0	-14.5	n/a	**	-46.1	-93.8	-100.0	-7.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2007	1,457	286	281	15	98	1,887	0	204	4,228
September 2006	1,564	124	156	0	95	474	0	23	2,436
% Change	-6.8	130.6	80.1	n/a	3.2	**	n/a	**	73.6
Year-to-date 2007	12,113	2,232	3,875	17	1,206	6,688	4	717	26,852
Year-to-date 2006	12,062	2,096	3,084	12	1,384	10,525	16	1,155	30,334
% Change	0.4	6.5	25.6	41.7	-12.9	-36.5	-75.0	-37.9	-11.5
UNDER CONSTRUCTION									
September 2007	11,037	1,800	4,287	17	1,233	26,635	4	2,872	47,885
September 2006	10,400	1,503	3,032	23	1,396	24,978	59	2,351	43,742
% Change	6.1	19.8	41.4	-26.1	-11.7	6.6	-93.2	22.2	9.5
COMPLETIONS									
September 2007	1,428	256	462	0	138	722	0	0	3,006
September 2006	1,345	262	440	2	193	838	0	18	3,098
% Change	6.2	-2.3	5.0	-100.0	-28.5	-13.8	n/a	-100.0	-3.0
Year-to-date 2007	11,810	1,918	3,041	7	1,216	6,186	37	317	24,532
Year-to-date 2006	13,006	2,504	3,322	10	1,667	11,783	54	879	33,225
% Change	-9.2	-23.4	-8.5	-30.0	-27.1	-47.5	-31.5	-63.9	-26.2
COMPLETED & NOT ABSORBED									
September 2007	356	59	130	0	40	337	19	23	964
September 2006	304	35	143	0	8	677	13	281	1,461
% Change	17.1	68.6	-9.1	n/a	**	-50.2	46.2	-91.8	-34.0
ABSORBED									
September 2007	1,410	247	477	0	143	723	0	39	3,039
September 2006	1,334	283	453	2	206	794	0	0	3,072
% Change	5.7	-12.7	5.3	-100.0	-30.6	-8.9	n/a	n/a	-1.1
Year-to-date 2007	11,783	1,920	3,070	7	1,217	6,428	44	574	25,043
Year-to-date 2006	12,975	2,558	3,348	11	1,688	11,654	48	613	32,895
% Change	-9.2	-24.9	-8.3	-36.4	-27.9	-44.8	-8.3	-6.4	-23.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
September 2007	102	4	35	0	0	374	0	0	515
September 2006	111	8	10	0	0	132	0	0	261
York Region									
September 2007	452	52	51	0	7	879	0	64	1,505
September 2006	530	72	60	0	50	242	0	11	965
Peel Region									
September 2007	432	140	44	0	0	503	0	0	1,119
September 2006	335	36	8	0	10	100	0	12	501
Halton Region									
September 2007	212	56	139	0	78	0	0	0	485
September 2006	314	0	40	0	10	0	0	0	364
Durham Region									
September 2007	259	34	12	15	13	131	0	140	604
September 2006	274	8	38	0	25	0	0	0	345
Toronto CMA									
September 2007	1,230	252	230	15	62	1,756	0	64	3,609
September 2006	1,296	122	141	0	62	474	0	23	2,118
Oshawa CMA									
September 2007	176	6	6	0	6	131	0	140	465
September 2006	203	2	19	0	25	0	0	0	249
Greater Toronto Area									
September 2007	1,457	286	281	15	98	1,887	0	204	4,228
September 2006	1,564	124	156	0	95	474	0	23	2,436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
September 2007	1,208	228	1,314	0	131	18,776	0	1,929	23,586
September 2006	978	181	432	0	361	18,537	22	1,381	21,892
York Region									
September 2007	3,304	640	1,185	0	271	3,360	4	69	8,833
September 2006	3,163	560	1,070	5	220	2,035	0	75	7,128
Peel Region									
September 2007	3,194	664	631	2	209	3,368	0	620	8,688
September 2006	2,360	574	321	17	446	3,520	0	629	7,867
Halton Region									
September 2007	1,422	134	654	0	534	647	0	108	3,499
September 2006	1,286	100	656	1	193	400	37	266	2,939
Durham Region									
September 2007	1,909	134	503	15	88	484	0	146	3,279
September 2006	2,614	88	553	0	176	486	0	0	3,917
Toronto CMA									
September 2007	9,691	1,740	4,034	32	1,056	26,129	4	2,618	45,304
September 2006	8,815	1,473	2,784	49	1,181	24,354	22	2,085	40,763
Oshawa CMA									
September 2007	1,204	10	116	0	62	484	0	146	2,022
September 2006	1,365	18	186	0	102	486	0	0	2,157
Greater Toronto Area									
September 2007	11,037	1,800	4,287	17	1,233	26,635	4	2,872	47,885
September 2006	10,401	1,503	3,032	23	1,396	24,978	59	2,351	43,743

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
September 2007	84	2	17	0	43	132	0	0	278
September 2006	81	10	60	0	14	692	0	18	875
York Region									
September 2007	526	172	209	0	22	264	0	0	1,193
September 2006	509	102	177	0	91	0	0	0	879
Peel Region									
September 2007	355	62	60	0	21	72	0	0	570
September 2006	219	82	70	2	50	12	0	0	435
Halton Region									
September 2007	158	8	71	0	47	182	0	0	466
September 2006	152	46	32	0	0	51	0	0	281
Durham Region									
September 2007	305	12	105	0	5	72	0	0	499
September 2006	384	22	101	0	38	83	0	0	628
Toronto CMA									
September 2007	1,243	256	437	1	109	516	0	0	2,562
September 2006	1,137	242	392	7	193	814	0	18	2,803
Oshawa CMA									
September 2007	161	0	21	0	5	72	0	0	259
September 2006	184	2	30	0	0	24	0	0	240
Greater Toronto Area									
September 2007	1,428	256	462	0	138	722	0	0	3,006
September 2006	1,345	262	440	2	193	838	0	18	3,098

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
September 2007	132	12	26	0	1	193	14	13	391
September 2006	124	11	75	0	0	634	3	281	1,128
York Region									
September 2007	36	3	19	0	13	44	0	0	115
September 2006	21	2	4	0	0	10	0	0	37
Peel Region									
September 2007	86	28	9	0	6	0	0	2	131
September 2006	68	18	27	0	5	2	0	0	120
Halton Region									
September 2007	41	2	14	0	8	24	5	8	102
September 2006	41	4	14	0	3	29	10	0	101
Durham Region									
September 2007	61	14	62	0	12	76	0	0	225
September 2006	50	0	23	0	0	2	0	0	75
Toronto CMA									
September 2007	313	56	108	0	30	237	14	15	773
September 2006	270	34	124	0	5	650	3	281	1,367
Oshawa CMA									
September 2007	44	3	19	0	7	76	0	0	149
September 2006	34	0	19	0	0	2	0	0	55
Greater Toronto Area									
September 2007	356	59	130	0	40	337	19	23	964
September 2006	304	35	143	0	8	677	13	281	1,461

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
September 2007	82	0	32	0	43	193	0	39	389
September 2006	63	12	59	0	14	649	0	0	797
York Region									
September 2007	515	172	199	0	22	259	0	0	1,167
September 2006	513	102	176	0	91	1	0	0	883
Peel Region									
September 2007	374	57	95	0	20	72	0	0	618
September 2006	231	89	66	2	60	12	0	0	460
Halton Region									
September 2007	152	9	72	0	50	182	0	0	465
September 2006	162	58	59	0	0	51	0	0	330
Durham Region									
September 2007	287	9	79	0	8	17	0	0	400
September 2006	365	22	93	0	41	81	0	0	602
Toronto CMA									
September 2007	1,238	246	453	1	109	572	0	39	2,658
September 2006	1,143	259	408	7	206	772	0	0	2,795
Oshawa CMA									
September 2007	163	1	21	0	8	17	0	0	210
September 2006	189	2	22	0	0	22	0	0	235
Greater Toronto Area									
September 2007	1,410	247	477	0	143	723	0	39	3,039
September 2006	1,334	283	453	2	206	794	0	0	3,072

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910
% Change	-10.7	17.9	18.8	200.0	-19.6	51.8	88.9	-37.8	1.3
1997	14,195	2,615	2,671	8	2,895	2,940	9	241	25,574

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759
% Change	-19.4	-84.0	74.3	n/a	-10.9	-100.0	n/a	n/a	-14.8
1997	1,736	50	171	0	55	52	0	0	2,064

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855
% Change	-6.9	25.7	40.0	-47.8	11.2	**	88.9	-35.0	17.6
1997	15,246	2,567	2,765	46	2,333	1,332	9	237	24,535

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Toronto City	102	111	4	8	35	10	374	132	515	261	97.3
Toronto	14	14	2	2	0	0	0	0	16	16	0.0
East York	4	4	2	2	0	10	0	42	6	58	-89.7
Etobicoke	10	19	0	0	26	0	0	0	36	19	89.5
North York	48	65	0	0	9	0	169	90	226	155	45.8
Scarborough	23	7	0	0	0	0	205	0	228	7	**
York	3	2	0	4	0	0	0	0	3	6	-50.0
York Region	452	530	52	122	37	60	964	253	1,505	965	56.0
Aurora	28	3	0	0	0	3	0	0	28	6	**
East Gwillimbury	3	8	0	0	5	0	0	0	8	8	0.0
Georgina Township	10	7	0	0	0	0	0	0	10	7	42.9
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	74	84	0	36	19	36	893	11	986	167	**
Newmarket	31	4	0	52	6	0	71	0	108	56	92.9
Richmond Hill	41	112	2	6	0	0	0	0	43	118	-63.6
Vaughan	194	239	46	18	7	21	0	242	247	520	-52.5
Whitchurch-Stouffville	71	70	4	10	0	0	0	0	75	80	-6.3
Peel Region	432	335	140	36	44	18	503	112	1,119	501	123.4
Brampton	361	262	100	36	28	8	0	0	489	306	59.8
Caledon	4	19	0	0	0	10	0	0	4	29	-86.2
Mississauga	67	54	40	0	16	0	503	112	626	166	**
Halton Region	212	314	56	2	217	48	0	0	485	364	33.2
Burlington	61	62	28	2	79	8	0	0	168	72	133.3
Halton Hills	33	71	0	0	19	0	0	0	52	71	-26.8
Milton	55	75	26	0	44	40	0	0	125	115	8.7
Oakville	63	106	2	0	75	0	0	0	140	106	32.1
Durham Region	274	274	34	8	25	63	271	0	604	345	75.1
Ajax	37	14	28	0	0	19	0	0	65	33	97.0
Brock	6	8	0	0	0	0	0	0	6	8	-25.0
Clarington	39	38	0	0	0	3	0	0	39	41	-4.9
Oshawa	68	106	0	0	6	25	0	0	74	131	-43.5
Pickering	15	18	0	6	0	0	0	0	15	24	-37.5
Scugog	18	18	0	0	0	0	0	0	18	18	0.0
Uxbridge	22	13	0	0	13	0	0	0	35	13	169.2
Whitby	69	59	6	2	6	16	271	0	352	77	**
Remainder of Toronto CMA	34	23	4	2	0	4	0	0	38	29	31.0
Bradford West Gwillimbury	17	0	0	0	0	0	0	0	17	0	n/a
Town of Mono	7	2	0	0	0	0	0	0	7	2	**
New Tecumseth	5	15	4	2	0	4	0	0	9	21	-57.1
Orangeville	5	6	0	0	0	0	0	0	5	6	-16.7
Toronto CMA	1,245	1,296	256	174	267	151	1,841	497	3,609	2,118	70.4
Oshawa CMA	176	203	6	2	12	44	271	0	465	249	86.7
Greater Toronto Area (GTA)	1,472	1,564	286	176	358	199	2,112	497	4,228	2,436	73.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	881	989	260	176	705	719	3,549	6,917	5,395	8,801	-38.7
Toronto	94	114	40	24	95	306	1,958	4,050	2,187	4,494	-51.3
East York	33	27	4	2	0	10	0	87	37	126	-70.6
Etobicoke	94	107	6	86	159	135	384	553	643	881	-27.0
North York	449	383	168	28	210	64	826	1,415	1,653	1,890	-12.5
Scarborough	194	334	38	26	229	204	248	475	709	1,039	-31.8
York	17	24	4	10	12	0	0	417	33	451	-92.7
York Region	4,128	4,044	906	934	1,439	1,429	2,588	1,419	9,061	7,826	15.8
Aurora	171	124	0	0	55	187	0	0	226	311	-27.3
East Gwillimbury	28	87	4	0	81	9	0	0	113	96	17.7
Georgina Township	87	194	0	4	0	0	0	0	87	198	-56.1
King Township	12	23	0	0	0	0	0	0	12	23	-47.8
Markham	654	1,228	164	446	269	589	2,087	688	3,174	2,951	7.6
Newmarket	198	175	28	150	101	129	71	0	398	454	-12.3
Richmond Hill	524	618	24	80	200	147	205	408	953	1,253	-23.9
Vaughan	1,707	1,182	522	232	660	307	225	323	3,114	2,044	52.3
Whitchurch-Stouffville	747	413	164	22	73	61	0	0	984	496	98.4
Peel Region	3,425	2,460	736	704	810	626	917	2,604	5,888	6,394	-7.9
Brampton	3,037	1,861	468	592	444	257	0	0	3,949	2,710	45.7
Caledon	36	69	14	18	0	10	0	0	50	97	-48.5
Mississauga	352	530	254	94	366	359	917	2,604	1,889	3,587	-47.3
Halton Region	1,783	1,659	214	276	1,334	920	296	246	3,627	3,109	16.7
Burlington	405	266	48	102	267	321	88	108	808	797	1.4
Halton Hills	164	165	2	24	121	34	0	0	287	223	28.7
Milton	493	543	132	122	542	209	208	0	1,375	874	57.3
Oakville	721	685	32	28	404	364	0	138	1,157	1,215	-4.8
Durham Region	1,913	2,922	132	108	459	677	277	417	2,781	4,124	-32.6
Ajax	384	1,024	108	86	276	343	0	0	768	1,453	-47.1
Brock	12	14	0	0	0	0	0	1	12	15	-20.0
Clarington	393	421	0	4	61	22	0	198	454	645	-29.6
Oshawa	502	664	4	4	6	131	6	0	518	799	-35.2
Pickering	74	92	10	6	30	44	0	2	114	144	-20.8
Scugog	41	63	0	0	0	0	0	0	41	63	-34.9
Uxbridge	99	108	2	0	42	0	0	0	143	108	32.4
Whitby	408	536	8	8	44	137	271	216	731	897	-18.5
Remainder of Toronto CMA	342	296	14	14	50	74	0	0	406	384	5.7
Bradford West Gwillimbury	193	37	0	0	0	0	0	0	193	37	**
Town of Mono	46	30	0	0	0	0	0	0	46	30	53.3
New Tecumseth	52	199	14	14	50	67	0	0	116	280	-58.6
Orangeville	51	30	0	0	0	7	0	0	51	37	37.8
Toronto CMA	10,711	10,406	2,202	2,094	4,419	3,842	7,362	11,160	24,694	27,502	-10.2
Oshawa CMA	1,303	1,621	12	16	111	290	277	414	1,703	2,341	-27.3
Greater Toronto Area (GTA)	12,130	12,074	2,248	2,198	4,747	4,379	7,727	11,683	26,852	30,334	-11.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Toronto City	35	10	0	0	374	132	0	0
Toronto	0	0	0	0	0	0	0	0
East York	0	10	0	0	0	42	0	0
Etobicoke	26	0	0	0	0	0	0	0
North York	9	0	0	0	169	90	0	0
Scarborough	0	0	0	0	205	0	0	0
York	0	0	0	0	0	0	0	0
York Region	37	60	0	0	900	242	64	11
Aurora	0	3	0	0	0	0	0	0
East Gwillimbury	5	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	19	36	0	0	879	0	14	11
Newmarket	6	0	0	0	21	0	50	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	7	21	0	0	0	242	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	44	18	0	0	503	100	0	12
Brampton	28	8	0	0	0	0	0	0
Caledon	0	10	0	0	0	0	0	0
Mississauga	16	0	0	0	503	100	0	12
Halton Region	217	48	0	0	0	0	0	0
Burlington	79	8	0	0	0	0	0	0
Halton Hills	19	0	0	0	0	0	0	0
Milton	44	40	0	0	0	0	0	0
Oakville	75	0	0	0	0	0	0	0
Durham Region	25	63	0	0	131	0	140	0
Ajax	0	19	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	3	0	0	0	0	0	0
Oshawa	6	25	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	0	0	0	0	0	0	0
Whitby	6	16	0	0	131	0	140	0
Remainder of Toronto CMA	0	4	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	267	151	0	0	1,777	474	64	23
Oshawa CMA	12	44	0	0	131	0	140	0
Greater Toronto Area (GTA)	358	199	0	0	1,908	474	204	23

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	705	711	0	8	3,150	5,977	499	1,020
Toronto	95	298	0	8	1,917	3,572	41	478
East York	0	10	0	0	0	87	0	0
Etobicoke	159	135	0	0	207	275	177	278
North York	210	64	0	0	778	1,415	48	0
Scarborough	229	204	0	0	248	475	0	0
York	12	0	0	0	0	153	0	264
York Region	1,435	1,429	4	0	2,519	1,404	69	15
Aurora	55	187	0	0	0	0	0	0
East Gwillimbury	81	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	269	589	0	0	2,072	673	15	15
Newmarket	101	129	0	0	21	0	50	0
Richmond Hill	196	147	4	0	201	408	4	0
Vaughan	660	307	0	0	225	323	0	0
Whitchurch-Stouffville	73	61	0	0	0	0	0	0
Peel Region	810	626	0	0	914	2,592	3	12
Brampton	444	257	0	0	0	0	0	0
Caledon	0	10	0	0	0	0	0	0
Mississauga	366	359	0	0	914	2,592	3	12
Halton Region	1,334	928	0	0	296	138	0	108
Burlington	267	321	0	0	88	0	0	108
Halton Hills	121	34	0	0	0	0	0	0
Milton	542	209	0	0	208	0	0	0
Oakville	404	364	0	0	0	138	0	0
Durham Region	459	677	0	0	131	417	146	0
Ajax	276	343	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	61	22	0	0	0	198	0	0
Oshawa	6	131	0	0	0	0	6	0
Pickering	30	44	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	42	0	0	0	0	0	0	0
Whitby	44	137	0	0	131	216	140	0
Remainder of Toronto CMA	50	74	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	67	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	4,415	3,834	4	8	6,791	10,113	571	1,047
Oshawa CMA	111	290	0	0	131	414	146	0
Greater Toronto Area (GTA)	4,743	4,371	4	8	7,010	10,528	717	1,155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Toronto City	141	129	374	132	0	0	515	261
Toronto	16	16	0	0	0	0	16	16
East York	6	16	0	42	0	0	6	58
Etobicoke	36	19	0	0	0	0	36	19
North York	57	65	169	90	0	0	226	155
Scarborough	23	7	205	0	0	0	228	7
York	3	6	0	0	0	0	3	6
York Region	555	662	886	292	64	11	1,505	965
Aurora	28	6	0	0	0	0	28	6
East Gwillimbury	8	8	0	0	0	0	8	8
Georgina Township	10	7	0	0	0	0	10	7
King Township	0	3	0	0	0	0	0	3
Markham	93	156	879	0	14	11	986	167
Newmarket	58	6	0	50	50	0	108	56
Richmond Hill	43	118	0	0	0	0	43	118
Vaughan	240	278	7	242	0	0	247	520
Whitchurch-Stouffville	75	80	0	0	0	0	75	80
Peel Region	616	379	503	110	0	12	1,119	501
Brampton	489	306	0	0	0	0	489	306
Caledon	4	19	0	10	0	0	4	29
Mississauga	123	54	503	100	0	12	626	166
Halton Region	407	354	78	10	0	0	485	364
Burlington	134	62	34	10	0	0	168	72
Halton Hills	52	71	0	0	0	0	52	71
Milton	81	115	44	0	0	0	125	115
Oakville	140	106	0	0	0	0	140	106
Durham Region	305	320	159	25	140	0	604	345
Ajax	65	33	0	0	0	0	65	33
Brock	6	8	0	0	0	0	6	8
Clarington	39	41	0	0	0	0	39	41
Oshawa	68	106	6	25	0	0	74	131
Pickering	15	24	0	0	0	0	15	24
Scugog	18	18	0	0	0	0	18	18
Uxbridge	13	13	22	0	0	0	35	13
Whitby	81	77	131	0	140	0	352	77
Remainder of Toronto CMA	34	27	4	2	0	0	38	29
Bradford West Gwillimbury	17	0	0	0	0	0	17	0
Town of Mono	7	2	0	0	0	0	7	2
New Tecumseth	5	19	4	2	0	0	9	21
Orangeville	5	6	0	0	0	0	5	6
Toronto CMA	1,712	1,559	1,833	536	64	23	3,609	2,118
Oshawa CMA	188	224	137	25	140	0	465	249
Greater Toronto Area (GTA)	2,024	1,844	2,000	569	204	23	4,228	2,436

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	2,131	1,539	2,865	6,314	499	1,028	5,495	8,881
Toronto	529	309	1,617	3,699	41	486	2,187	4,494
East York	37	39	0	87	0	0	37	126
Etobicoke	259	328	207	275	177	278	643	881
North York	827	411	778	1,479	48	0	1,653	1,890
Scarborough	446	418	263	621	0	0	709	1,039
York	33	34	0	153	0	264	33	451
York Region	6,235	6,082	2,753	1,729	73	15	9,061	7,826
Aurora	226	308	0	3	0	0	226	311
East Gwillimbury	113	96	0	0	0	0	113	96
Georgina Township	87	198	0	0	0	0	87	198
King Township	12	23	0	0	0	0	12	23
Markham	1,035	2,041	2,124	895	15	15	3,174	2,951
Newmarket	280	404	68	50	50	0	398	454
Richmond Hill	744	845	201	408	8	0	953	1,253
Vaughan	2,784	1,671	330	373	0	0	3,114	2,044
Whitchurch-Stouffville	954	496	30	0	0	0	984	496
Peel Region	4,777	3,391	1,108	2,991	3	12	5,888	6,394
Brampton	3,926	2,592	23	118	0	0	3,949	2,710
Caledon	38	75	12	22	0	0	50	97
Mississauga	813	724	1,073	2,851	3	12	1,889	3,587
Halton Region	2,637	2,676	990	317	0	116	3,627	3,109
Burlington	572	538	236	143	0	116	808	797
Halton Hills	287	223	0	0	0	0	287	223
Milton	710	874	665	0	0	0	1,375	874
Oakville	1,068	1,041	89	174	0	0	1,157	1,215
Durham Region	2,440	3,554	195	570	146	0	2,781	4,124
Ajax	768	1,424	0	29	0	0	768	1,453
Brock	12	15	0	0	0	0	12	15
Clarington	437	447	17	198	0	0	454	645
Oshawa	506	716	6	83	6	0	518	799
Pickering	114	100	0	44	0	0	114	144
Scugog	41	63	0	0	0	0	41	63
Uxbridge	102	108	41	0	0	0	143	108
Whitby	460	681	131	216	140	0	731	897
Remainder of Toronto CMA	382	340	24	44	0	0	406	384
Bradford West Gwillimbury	193	37	0	0	0	0	193	37
Town of Mono	46	30	0	0	0	0	46	30
New Tecumseth	92	236	24	44	0	0	116	280
Orangeville	51	37	0	0	0	0	51	37
Toronto CMA	16,574	15,122	7,545	11,325	575	1,055	24,694	27,502
Oshawa CMA	1,403	1,844	154	497	146	0	1,703	2,341
Greater Toronto Area (GTA)	18,220	17,242	7,911	11,921	721	1,171	26,852	30,334

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Toronto City	84	81	2	10	60	74	132	710	278	875	-68.2
Toronto	11	9	2	2	0	54	132	312	145	377	-61.5
East York	1	3	0	0	0	0	0	14	1	17	-94.1
Etobicoke	5	7	0	2	17	0	0	180	22	189	-88.4
North York	32	46	0	2	22	14	0	0	54	62	-12.9
Scarborough	33	16	0	4	21	6	0	0	54	26	107.7
York	2	0	0	0	0	0	0	204	2	204	-99.0
York Region	526	509	172	102	231	268	264	0	1,193	879	35.7
Aurora	10	17	0	0	0	4	0	0	10	21	-52.4
East Gwillimbury	1	15	0	0	8	0	0	0	9	15	-40.0
Georgina Township	4	9	0	0	0	0	0	0	4	9	-55.6
King Township	3	2	0	0	0	0	0	0	3	2	50.0
Markham	37	111	36	28	29	146	0	0	102	285	-64.2
Newmarket	41	34	0	20	0	15	0	0	41	69	-40.6
Richmond Hill	90	143	6	36	51	53	0	0	147	232	-36.6
Vaughan	269	104	108	12	143	22	264	0	784	138	**
Whitchurch-Stouffville	71	74	22	6	0	28	0	0	93	108	-13.9
Peel Region	355	221	64	82	79	120	72	12	570	435	31.0
Brampton	303	181	48	70	19	0	0	0	370	251	47.4
Caledon	5	2	2	0	0	0	0	0	7	2	**
Mississauga	47	38	14	12	60	120	72	12	193	182	6.0
Halton Region	158	152	8	46	118	32	182	51	466	281	65.8
Burlington	19	33	0	20	30	23	134	0	183	76	140.8
Halton Hills	15	14	0	0	0	0	0	0	15	14	7.1
Milton	49	6	8	26	27	0	48	51	132	83	59.0
Oakville	75	99	0	0	61	9	0	0	136	108	25.9
Durham Region	305	384	12	22	110	139	72	83	499	628	-20.5
Ajax	108	153	10	20	84	93	0	0	202	266	-24.1
Brock	5	9	0	0	0	0	0	0	5	9	-44.4
Clarington	45	35	0	0	5	10	72	0	122	45	171.1
Oshawa	67	68	0	2	5	0	0	0	72	70	2.9
Pickering	5	13	2	0	0	8	0	0	7	21	-66.7
Scugog	12	13	0	0	0	0	0	0	12	13	-7.7
Uxbridge	14	12	0	0	0	8	0	59	14	79	-82.3
Whitby	49	81	0	0	16	20	0	24	65	125	-48.0
Remainder of Toronto CMA	13	36	2	2	0	5	0	0	15	43	-65.1
Bradford West Gwillimbury	7	6	0	0	0	0	0	0	7	6	16.7
Town of Mono	1	6	0	0	0	0	0	0	1	6	-83.3
New Tecumseth	3	21	2	2	0	5	0	0	5	28	-82.1
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	1,244	1,144	260	242	542	585	516	832	2,562	2,803	-8.6
Oshawa CMA	161	184	0	2	26	30	72	24	259	240	7.9
Greater Toronto Area (GTA)	1,428	1,347	258	262	598	633	722	856	3,006	3,098	-3.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	745	875	100	158	359	702	4,120	8,367	5,324	10,102	-47.3
Toronto	100	76	12	32	130	129	2,999	4,133	3,241	4,370	-25.8
East York	21	21	2	0	0	12	66	14	89	47	89.4
Etobicoke	83	98	58	12	45	68	192	1,050	378	1,228	-69.2
North York	315	357	10	4	31	182	580	1,820	936	2,363	-60.4
Scarborough	198	316	4	98	153	311	247	1,146	602	1,871	-67.8
York	28	7	14	12	0	0	36	204	78	223	-65.0
York Region	3,940	4,642	808	784	1,274	1,390	1,253	1,140	7,275	7,956	-8.6
Aurora	77	42	0	0	126	13	0	0	203	55	**
East Gwillimbury	59	48	0	0	26	0	0	0	85	48	77.1
Georgina Township	77	246	0	6	0	0	0	0	77	252	-69.4
King Township	15	24	0	0	0	0	0	65	15	89	-83.1
Markham	672	1,535	240	312	454	568	449	388	1,815	2,803	-35.2
Newmarket	85	312	48	184	39	83	0	0	172	579	-70.3
Richmond Hill	559	1,172	70	162	214	480	187	510	1,030	2,324	-55.7
Vaughan	1,744	865	276	88	415	139	617	177	3,052	1,269	140.5
Whitchurch-Stouffville	652	398	174	32	0	107	0	0	826	537	53.8
Peel Region	2,890	3,060	778	942	904	1,448	674	2,496	5,246	7,946	-34.0
Brampton	2,260	2,520	628	626	359	385	0	0	3,247	3,531	-8.0
Caledon	60	43	20	14	0	8	0	0	80	65	23.1
Mississauga	570	497	130	302	545	1,055	674	2,496	1,919	4,350	-55.9
Halton Region	1,726	1,737	212	392	986	799	252	356	3,176	3,284	-3.3
Burlington	283	285	18	132	287	318	204	282	792	1,017	-22.1
Halton Hills	127	341	0	56	78	67	0	0	205	464	-55.8
Milton	762	465	168	202	213	70	48	51	1,191	788	51.1
Oakville	554	646	26	2	408	344	0	23	988	1,015	-2.7
Durham Region	2,517	2,702	104	266	684	665	206	304	3,511	3,937	-10.8
Ajax	827	926	86	248	400	329	0	0	1,313	1,503	-12.6
Brock	18	14	0	0	0	0	0	1	18	15	20.0
Clarington	412	361	2	0	58	40	204	0	676	401	68.6
Oshawa	600	517	0	2	92	44	0	4	692	567	22.0
Pickering	76	64	8	6	31	95	2	0	117	165	-29.1
Scugog	62	91	0	0	0	0	0	0	62	91	-31.9
Uxbridge	108	89	0	0	8	40	0	59	116	188	-38.3
Whitby	414	640	8	10	95	117	0	240	517	1,007	-48.7
Remainder of Toronto CMA	225	308	6	6	57	63	33	0	321	377	-14.9
Bradford West Gwillimbury	69	57	0	0	0	0	0	0	69	57	21.1
Town of Mono	21	33	0	0	0	0	0	0	21	33	-36.4
New Tecumseth	96	186	6	6	50	53	33	0	185	245	-24.5
Orangeville	39	32	0	0	7	10	0	0	46	42	9.5
Toronto CMA	10,254	11,416	1,980	2,404	3,732	4,548	6,130	12,136	22,096	30,504	-27.6
Oshawa CMA	1,426	1,518	10	12	245	201	204	244	1,885	1,975	-4.6
Greater Toronto Area (GTA)	11,818	13,016	2,002	2,542	4,207	5,004	6,505	12,663	24,532	33,225	-26.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Toronto City	60	74	0	0	132	692	0	18
Toronto	0	54	0	0	132	308	0	4
East York	0	0	0	0	0	0	0	14
Etobicoke	17	0	0	0	0	180	0	0
North York	22	14	0	0	0	0	0	0
Scarborough	21	6	0	0	0	0	0	0
York	0	0	0	0	0	204	0	0
York Region	231	268	0	0	264	0	0	0
Aurora	0	4	0	0	0	0	0	0
East Gwillimbury	8	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	29	146	0	0	0	0	0	0
Newmarket	0	15	0	0	0	0	0	0
Richmond Hill	51	53	0	0	0	0	0	0
Vaughan	143	22	0	0	264	0	0	0
Whitchurch-Stouffville	0	28	0	0	0	0	0	0
Peel Region	79	120	0	0	72	12	0	0
Brampton	19	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	60	120	0	0	72	12	0	0
Halton Region	118	32	0	0	182	51	0	0
Burlington	30	23	0	0	134	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	27	0	0	0	48	51	0	0
Oakville	61	9	0	0	0	0	0	0
Durham Region	110	139	0	0	72	83	0	0
Ajax	84	93	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	10	0	0	72	0	0	0
Oshawa	5	0	0	0	0	0	0	0
Pickering	0	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	8	0	0	0	59	0	0
Whitby	16	20	0	0	0	24	0	0
Remainder of Toronto CMA	0	5	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	5	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	542	585	0	0	516	814	0	18
Oshawa CMA	26	30	0	0	72	24	0	0
Greater Toronto Area (GTA)	598	633	0	0	722	838	0	18

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	359	678	0	24	3,898	7,524	222	843
Toronto	130	129	0	0	2,798	3,657	201	476
East York	0	12	0	0	45	0	21	14
Etobicoke	45	44	0	24	192	1,050	0	0
North York	31	182	0	0	580	1,467	0	353
Scarborough	153	311	0	0	247	1,146	0	0
York	0	0	0	0	36	204	0	0
York Region	1,274	1,390	0	0	1,193	1,108	60	32
Aurora	126	13	0	0	0	0	0	0
East Gwillimbury	26	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	454	568	0	0	449	388	0	0
Newmarket	39	83	0	0	0	0	0	0
Richmond Hill	214	480	0	0	187	510	0	0
Vaughan	415	139	0	0	557	145	60	32
Whitchurch-Stouffville	0	107	0	0	0	0	0	0
Peel Region	904	1,448	0	0	639	2,496	35	0
Brampton	359	385	0	0	0	0	0	0
Caledon	0	8	0	0	0	0	0	0
Mississauga	545	1,055	0	0	639	2,496	35	0
Halton Region	962	785	24	14	252	356	0	0
Burlington	263	304	24	14	204	282	0	0
Halton Hills	78	67	0	0	0	0	0	0
Milton	213	70	0	0	48	51	0	0
Oakville	408	344	0	0	0	23	0	0
Durham Region	684	649	0	16	206	300	0	4
Ajax	400	329	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	58	40	0	0	204	0	0	0
Oshawa	92	44	0	0	0	0	0	4
Pickering	31	95	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	40	0	0	0	59	0	0
Whitby	95	101	0	16	0	240	0	0
Remainder of Toronto CMA	57	63	0	0	0	0	33	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	53	0	0	0	0	33	0
Orangeville	7	10	0	0	0	0	0	0
Toronto CMA	3,732	4,524	0	24	5,780	11,261	350	875
Oshawa CMA	245	185	0	16	204	240	0	4
Greater Toronto Area (GTA)	4,183	4,950	24	54	6,188	11,784	317	879

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Toronto City	103	151	175	706	0	18	278	875
Toronto	13	65	132	308	0	4	145	377
East York	1	3	0	0	0	14	1	17
Etobicoke	22	9	0	180	0	0	22	189
North York	32	48	22	14	0	0	54	62
Scarborough	33	26	21	0	0	0	54	26
York	2	0	0	204	0	0	2	204
York Region	907	788	286	91	0	0	1,193	879
Aurora	10	21	0	0	0	0	10	21
East Gwillimbury	9	15	0	0	0	0	9	15
Georgina Township	4	9	0	0	0	0	4	9
King Township	3	2	0	0	0	0	3	2
Markham	102	194	0	91	0	0	102	285
Newmarket	41	69	0	0	0	0	41	69
Richmond Hill	147	232	0	0	0	0	147	232
Vaughan	498	138	286	0	0	0	784	138
Whitchurch-Stouffville	93	108	0	0	0	0	93	108
Peel Region	477	371	93	64	0	0	570	435
Brampton	370	251	0	0	0	0	370	251
Caledon	5	2	2	0	0	0	7	2
Mississauga	102	118	91	64	0	0	193	182
Halton Region	237	230	229	51	0	0	466	281
Burlington	23	76	160	0	0	0	183	76
Halton Hills	15	14	0	0	0	0	15	14
Milton	63	32	69	51	0	0	132	83
Oakville	136	108	0	0	0	0	136	108
Durham Region	422	507	77	121	0	0	499	628
Ajax	202	236	0	30	0	0	202	266
Brock	5	9	0	0	0	0	5	9
Clarington	50	45	72	0	0	0	122	45
Oshawa	67	70	5	0	0	0	72	70
Pickering	7	13	0	8	0	0	7	21
Scugog	12	13	0	0	0	0	12	13
Uxbridge	14	20	0	59	0	0	14	79
Whitby	65	101	0	24	0	0	65	125
Remainder of Toronto CMA	12	38	3	5	0	0	15	43
Bradford West Gwillimbury	7	6	0	0	0	0	7	6
Town of Mono	1	6	0	0	0	0	1	6
New Tecumseth	2	23	3	5	0	0	5	28
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,936	1,771	626	1,014	0	18	2,562	2,803
Oshawa CMA	182	216	77	24	0	0	259	240
Greater Toronto Area (GTA)	2,146	2,047	860	1,033	0	18	3,006	3,098

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	1,013	1,604	4,089	7,631	222	867	5,324	10,102
Toronto	123	237	2,917	3,657	201	476	3,241	4,370
East York	23	33	45	0	21	14	89	47
Etobicoke	186	154	192	1,050	0	24	378	1,228
North York	334	442	602	1,568	0	353	936	2,363
Scarborough	305	719	297	1,152	0	0	602	1,871
York	42	19	36	204	0	0	78	223
York Region	5,811	6,457	1,404	1,467	60	32	7,275	7,956
Aurora	199	44	4	11	0	0	203	55
East Gwillimbury	85	48	0	0	0	0	85	48
Georgina Township	77	252	0	0	0	0	77	252
King Township	15	24	0	65	0	0	15	89
Markham	1,264	2,139	551	664	0	0	1,815	2,803
Newmarket	126	562	46	17	0	0	172	579
Richmond Hill	843	1,768	187	556	0	0	1,030	2,324
Vaughan	2,376	1,083	616	154	60	32	3,052	1,269
Whitchurch-Stouffville	826	537	0	0	0	0	826	537
Peel Region	4,219	4,687	992	3,259	35	0	5,246	7,946
Brampton	3,206	3,422	41	109	0	0	3,247	3,531
Caledon	76	47	4	18	0	0	80	65
Mississauga	937	1,218	947	3,132	35	0	1,919	4,350
Halton Region	2,561	2,734	579	536	36	14	3,176	3,284
Burlington	422	589	334	414	36	14	792	1,017
Halton Hills	205	446	0	18	0	0	205	464
Milton	1,055	737	136	51	0	0	1,191	788
Oakville	879	962	109	53	0	0	988	1,015
Durham Region	3,165	3,350	345	567	1	20	3,511	3,937
Ajax	1,285	1,323	28	180	0	0	1,313	1,503
Brock	18	15	0	0	0	0	18	15
Clarington	436	401	239	0	1	0	676	401
Oshawa	645	563	47	0	0	4	692	567
Pickering	86	77	31	88	0	0	117	165
Scugog	62	91	0	0	0	0	62	91
Uxbridge	116	129	0	59	0	0	116	188
Whitby	517	751	0	240	0	16	517	1,007
Remainder of Toronto CMA	269	350	19	27	33	0	321	377
Bradford West Gwillimbury	69	57	0	0	0	0	69	57
Town of Mono	21	33	0	0	0	0	21	33
New Tecumseth	133	218	19	27	33	0	185	245
Orangeville	46	42	0	0	0	0	46	42
Toronto CMA	14,938	16,772	6,808	12,833	350	899	22,096	30,504
Oshawa CMA	1,598	1,715	286	240	1	20	1,885	1,975
Greater Toronto Area (GTA)	16,769	18,832	7,409	13,460	354	933	24,532	33,225

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
September 2007	0	0.0	1	1.2	1	1.2	28	34.1	52	63.4	82	599,500	915,835
September 2006	1	1.6	9	14.3	6	9.5	1	1.6	46	73.0	63	849,000	881,718
Year-to-date 2007	1	0.1	52	7.0	50	6.7	77	10.4	562	75.7	742	899,000	949,130
Year-to-date 2006	10	1.2	128	14.8	147	17.1	39	4.5	538	62.4	862	750,000	845,382
Toronto													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	999,000	1,200,538
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2007	0	0.0	0	0.0	1	1.0	2	1.9	102	97.1	105	1,089,000	1,126,926
Year-to-date 2006	0	0.0	1	1.2	1	1.2	1	1.2	81	96.4	84	899,000	1,089,033
East York													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	2	6.7	1	3.3	4	13.3	23	76.7	30	900,000	1,008,883
Year-to-date 2006	0	0.0	3	11.1	1	3.7	0	0.0	23	85.2	27	899,000	916,452
Etobicoke													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2006	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	849,950	1,069,325
Year-to-date 2007	0	0.0	3	3.2	1	1.1	20	21.5	69	74.2	93	800,000	846,796
Year-to-date 2006	1	1.1	0	0.0	2	2.1	4	4.3	87	92.6	94	899,450	943,408
North York													
September 2007	0	0.0	0	0.0	1	3.8	0	0.0	25	96.2	26	1,349,000	1,358,923
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	999,000	1,089,752
Year-to-date 2007	0	0.0	0	0.0	2	0.7	0	0.0	296	99.3	298	1,199,000	1,253,416
Year-to-date 2006	0	0.0	0	0.0	2	0.6	7	2.1	323	97.3	332	999,500	1,200,455
Scarborough													
September 2007	0	0.0	1	2.9	0	0.0	28	82.4	5	14.7	34	473,990	475,873
September 2006	1	6.3	9	56.3	6	37.5	0	0.0	0	0.0	16	337,990	343,359
Year-to-date 2007	1	0.5	47	24.2	45	23.2	48	24.7	53	27.3	194	416,900	451,768
Year-to-date 2006	9	2.8	123	38.6	141	44.2	26	8.2	20	6.3	319	374,900	375,042
York													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	13.6	19	86.4	22	597,500	715,818
Year-to-date 2006	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2007	4	0.8	4	0.8	58	11.3	203	39.4	246	47.8	515	495,900	539,436
September 2006	24	4.7	50	9.7	110	21.4	224	43.7	105	20.5	513	435,900	453,148
Year-to-date 2007	71	1.8	115	2.9	473	12.0	1,661	42.2	1,612	41.0	3,932	484,900	512,163
Year-to-date 2006	284	6.1	549	11.8	932	20.1	1,983	42.7	894	19.3	4,642	426,990	440,818
Aurora													
September 2007	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	559,445	601,857
September 2006	0	0.0	0	0.0	2	11.8	14	82.4	1	5.9	17	476,900	473,354
Year-to-date 2007	0	0.0	2	2.6	6	7.8	26	33.8	43	55.8	77	500,990	603,338
Year-to-date 2006	0	0.0	0	0.0	2	4.8	31	73.8	9	21.4	42	476,900	578,829
East Gwillimbury													
September 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2006	9	56.3	5	31.3	0	0.0	0	0.0	2	12.5	16	299,990	329,282
Year-to-date 2007	17	28.8	17	28.8	2	3.4	4	6.8	19	32.2	59	321,990	457,545
Year-to-date 2006	21	42.0	15	30.0	0	0.0	4	8.0	10	20.0	50	309,945	418,556
Georgina Township													
September 2007	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
September 2006	10	83.3	1	8.3	1	8.3	0	0.0	0	0.0	12	264,450	267,783
Year-to-date 2007	45	58.4	11	14.3	4	5.2	4	5.2	13	16.9	77	295,000	374,701
Year-to-date 2006	214	87.3	6	2.4	6	2.4	8	3.3	11	4.5	245	249,900	278,938
King Township													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	750,000	820,933
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	785,000	875,727
Markham													
September 2007	0	0.0	0	0.0	2	5.4	23	62.2	12	32.4	37	469,990	489,885
September 2006	0	0.0	25	22.5	31	27.9	47	42.3	8	7.2	111	399,990	421,439
Year-to-date 2007	2	0.3	57	8.5	118	17.6	305	45.5	189	28.2	671	445,900	462,556
Year-to-date 2006	5	0.3	362	23.6	388	25.2	653	42.5	129	8.4	1,537	401,990	413,557
Newmarket													
September 2007	0	0.0	0	0.0	1	2.9	10	28.6	24	68.6	35	537,990	547,305
September 2006	4	11.8	19	55.9	11	32.4	0	0.0	0	0.0	34	321,900	334,899
Year-to-date 2007	2	2.5	10	12.5	18	22.5	14	17.5	36	45.0	80	489,490	475,248
Year-to-date 2006	40	12.9	131	42.1	124	39.9	11	3.5	5	1.6	311	344,900	348,010
Richmond Hill													
September 2007	1	1.1	0	0.0	5	5.6	34	38.2	49	55.1	89	512,990	560,183
September 2006	0	0.0	0	0.0	36	25.2	70	49.0	37	25.9	143	439,990	463,399
Year-to-date 2007	1	0.2	0	0.0	26	4.6	215	38.3	319	56.9	561	512,990	546,493
Year-to-date 2006	0	0.0	13	1.1	205	17.5	664	56.7	290	24.7	1,172	449,990	465,088
Vaughan													
September 2007	0	0.0	0	0.0	31	11.7	92	34.7	142	53.6	265	506,990	556,189
September 2006	0	0.0	0	0.0	25	24.0	33	31.7	46	44.2	104	486,990	536,281
Year-to-date 2007	2	0.1	1	0.1	185	10.7	641	37.0	905	52.2	1,734	505,900	545,911
Year-to-date 2006	2	0.2	13	1.5	127	14.8	335	39.0	383	44.5	860	485,495	515,401
Whitchurch-Stouffville													
September 2007	0	0.0	4	5.6	18	25.4	42	59.2	7	9.9	71	418,000	468,283
September 2006	1	1.4	0	0.0	4	5.4	59	79.7	10	13.5	74	462,041	467,032
Year-to-date 2007	2	0.3	17	2.6	114	17.3	452	68.7	73	11.1	658	424,960	452,309
Year-to-date 2006	2	0.5	9	2.2	80	19.9	276	68.5	36	8.9	403	439,000	449,723

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
September 2007	8	2.1	62	16.6	103	27.5	116	31.0	85	22.7	374	402,900	441,088
September 2006	6	2.6	51	21.9	82	35.2	60	25.8	34	14.6	233	389,900	424,774
Year-to-date 2007	61	2.1	572	19.4	838	28.4	907	30.8	571	19.4	2,949	400,000	435,955
Year-to-date 2006	151	4.9	847	27.2	1,114	35.8	747	24.0	253	8.1	3,112	375,900	397,221
Brampton													
September 2007	7	2.2	62	19.3	103	32.0	97	30.1	53	16.5	322	390,990	417,844
September 2006	6	3.3	51	27.9	79	43.2	42	23.0	5	2.7	183	375,900	378,370
Year-to-date 2007	59	2.5	570	24.6	831	35.8	628	27.1	232	10.0	2,320	380,900	397,772
Year-to-date 2006	148	5.8	844	33.1	998	39.2	453	17.8	105	4.1	2,548	363,546	372,097
Caledon													
September 2007	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
September 2006	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2007	2	3.3	2	3.3	2	3.3	9	15.0	45	75.0	60	650,000	781,513
Year-to-date 2006	3	6.1	1	2.0	5	10.2	12	24.5	28	57.1	49	525,000	618,039
Mississauga													
September 2007	0	0.0	0	0.0	0	0.0	19	39.6	29	60.4	48	510,900	558,775
September 2006	0	0.0	0	0.0	1	2.3	17	38.6	26	59.1	44	533,050	605,582
Year-to-date 2007	0	0.0	0	0.0	5	0.9	270	47.5	294	51.7	569	505,900	555,203
Year-to-date 2006	0	0.0	2	0.4	111	21.6	282	54.8	120	23.3	515	442,900	500,512
Halton Region													
September 2007	2	1.3	3	2.0	48	31.6	35	23.0	64	42.1	152	454,445	658,977
September 2006	7	4.3	14	8.6	29	17.9	28	17.3	84	51.9	162	510,445	508,976
Year-to-date 2007	34	2.0	234	13.4	502	28.9	431	24.8	539	31.0	1,740	410,900	517,762
Year-to-date 2006	115	6.4	384	21.4	460	25.7	369	20.6	463	25.9	1,791	397,000	500,942
Burlington													
September 2007	0	0.0	0	0.0	11	52.4	3	14.3	7	33.3	21	385,000	704,824
September 2006	5	15.2	4	12.1	10	30.3	1	3.0	13	39.4	33	387,490	514,534
Year-to-date 2007	22	7.6	98	33.9	92	31.8	36	12.5	41	14.2	289	368,999	436,571
Year-to-date 2006	32	10.9	64	21.8	97	33.1	26	8.9	74	25.3	293	369,990	518,696
Halton Hills													
September 2007	0	0.0	0	0.0	8	57.1	6	42.9	0	0.0	14	399,900	409,926
September 2006	1	5.3	3	15.8	10	52.6	4	21.1	1	5.3	19	370,990	381,780
Year-to-date 2007	1	0.8	3	2.4	36	29.0	71	57.3	13	10.5	124	413,445	447,779
Year-to-date 2006	21	6.1	90	26.2	152	44.2	63	18.3	18	5.2	344	371,990	383,877
Milton													
September 2007	1	2.2	3	6.7	29	64.4	12	26.7	0	0.0	45	389,900	387,951
September 2006	1	10.0	7	70.0	2	20.0	0	0.0	0	0.0	10	324,990	327,084
Year-to-date 2007	10	1.3	130	16.8	370	47.9	254	32.9	9	1.2	773	389,900	394,102
Year-to-date 2006	45	9.8	217	47.4	117	25.5	71	15.5	8	1.7	458	342,990	359,047
Oakville													
September 2007	1	1.4	0	0.0	0	0.0	14	19.4	57	79.2	72	609,900	863,423
September 2006	0	0.0	0	0.0	7	7.0	23	23.0	70	70.0	100	531,990	549,498
Year-to-date 2007	1	0.2	3	0.5	4	0.7	70	12.6	476	85.9	554	595,490	748,322
Year-to-date 2006	17	2.4	13	1.9	94	13.5	209	30.0	363	52.2	696	510,990	644,700

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
September 2007	81	28.2	55	19.2	53	18.5	75	26.1	23	8.0	287	364,990	371,192
September 2006	107	29.3	76	20.8	63	17.3	97	26.6	22	6.0	365	349,990	358,231
Year-to-date 2007	795	32.7	489	20.1	363	15.0	536	22.1	245	10.1	2,428	344,990	365,615
Year-to-date 2006	992	38.5	595	23.1	411	15.9	441	17.1	140	5.4	2,579	325,900	343,230
Ajax													
September 2007	14	13.0	7	6.5	19	17.6	51	47.2	17	15.7	108	423,250	425,707
September 2006	21	13.9	23	15.2	19	12.6	77	51.0	11	7.3	151	412,200	393,947
Year-to-date 2007	74	9.0	91	11.1	130	15.8	348	42.3	180	21.9	823	429,900	434,237
Year-to-date 2006	264	28.2	186	19.9	157	16.8	264	28.2	65	6.9	936	359,900	362,438
Brock													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
September 2007	14	32.6	14	32.6	6	14.0	7	16.3	2	4.7	43	317,990	349,442
September 2006	21	55.3	9	23.7	3	7.9	4	10.5	1	2.6	38	290,990	306,197
Year-to-date 2007	213	52.6	104	25.7	39	9.6	41	10.1	8	2.0	405	297,445	309,840
Year-to-date 2006	239	69.7	44	12.8	18	5.2	27	7.9	15	4.4	343	269,990	296,809
Oshawa													
September 2007	24	34.8	22	31.9	17	24.6	6	8.7	0	0.0	69	317,990	325,854
September 2006	24	35.3	18	26.5	18	26.5	5	7.4	3	4.4	68	327,400	334,959
Year-to-date 2007	305	50.8	168	28.0	92	15.3	29	4.8	6	1.0	600	299,945	309,423
Year-to-date 2006	191	37.7	145	28.7	104	20.6	55	10.9	11	2.2	506	320,990	330,895
Pickering													
September 2007	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
September 2006	0	0.0	2	15.4	3	23.1	4	30.8	4	30.8	13	477,700	457,385
Year-to-date 2007	0	0.0	12	16.2	19	25.7	19	25.7	24	32.4	74	449,950	472,378
Year-to-date 2006	1	1.6	16	25.0	11	17.2	26	40.6	10	15.6	64	407,750	426,019
Scugog													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
September 2007	5	35.7	2	14.3	1	7.1	5	35.7	1	7.1	14	367,775	366,782
September 2006	7	58.3	2	16.7	2	16.7	1	8.3	0	0.0	12	289,950	299,018
Year-to-date 2007	51	47.2	12	11.1	8	7.4	26	24.1	11	10.2	108	308,850	368,911
Year-to-date 2006	43	47.8	15	16.7	8	8.9	12	13.3	12	13.3	90	311,150	375,084
Whitby													
September 2007	24	47.1	10	19.6	9	17.6	6	11.8	2	3.9	51	317,990	327,386
September 2006	34	41.0	22	26.5	18	21.7	6	7.2	3	3.6	83	319,900	329,173
Year-to-date 2007	152	36.4	102	24.4	75	17.9	73	17.5	16	3.8	418	339,495	345,314
Year-to-date 2006	254	39.7	189	29.5	113	17.7	57	8.9	27	4.2	640	316,990	337,011

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
September 2007	6	46.2	4	30.8	1	7.7	0	0.0	2	15.4	13	315,900	348,783
September 2006	17	47.2	12	33.3	1	2.8	2	5.6	4	11.1	36	304,900	327,737
Year-to-date 2007	117	53.2	63	28.6	9	4.1	7	3.2	24	10.9	220	299,900	372,964
Year-to-date 2006	204	65.6	56	18.0	10	3.2	17	5.5	24	7.7	311	279,990	306,280
Bradford West Gwillimbury													
September 2007	4	57.1	2	28.6	0	0.0	0	0.0	1	14.3	7	--	--
September 2006	3	42.9	3	42.9	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2007	30	43.5	21	30.4	3	4.3	5	7.2	10	14.5	69	324,990	391,811
Year-to-date 2006	31	50.8	15	24.6	1	1.6	1	1.6	13	21.3	61	299,900	359,818
Town of Mono													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2006	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	1	6.7	2	13.3	12	80.0	15	549,900	1,014,573
Year-to-date 2006	2	6.3	2	6.3	4	12.5	14	43.8	10	31.3	32	434,950	444,288
New Tecumseth													
September 2007	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
September 2006	12	57.1	9	42.9	0	0.0	0	0.0	0	0.0	21	282,900	286,135
Year-to-date 2007	77	79.4	18	18.6	0	0.0	0	0.0	2	2.1	97	270,900	281,146
Year-to-date 2006	151	81.2	30	16.1	2	1.1	2	1.1	1	0.5	186	263,400	267,312
Orangeville													
September 2007	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
September 2006	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2007	10	25.6	24	61.5	5	12.8	0	0.0	0	0.0	39	324,900	321,213
Year-to-date 2006	20	62.5	9	28.1	3	9.4	0	0.0	0	0.0	32	284,950	292,719
Toronto CMA													
September 2007	39	3.1	83	6.7	221	17.8	435	35.1	461	37.2	1,239	466,600	532,767
September 2006	78	6.8	159	13.8	242	21.0	396	34.4	275	23.9	1,150	422,945	463,720
Year-to-date 2007	387	3.8	1,053	10.2	1,937	18.8	3,440	33.4	3,482	33.8	10,299	445,200	513,902
Year-to-date 2006	1,040	9.0	2,117	18.4	2,742	23.8	3,431	29.8	2,185	19.0	11,515	399,475	456,090
Oshawa CMA													
September 2007	62	38.0	46	28.2	32	19.6	19	11.7	4	2.5	163	317,990	332,556
September 2006	79	41.8	49	25.9	39	20.6	15	7.9	7	3.7	189	315,990	326,635
Year-to-date 2007	670	47.1	374	26.3	206	14.5	143	10.0	30	2.1	1,423	307,195	320,092
Year-to-date 2006	684	45.9	378	25.4	235	15.8	139	9.3	53	3.6	1,489	307,990	325,672
Greater Toronto Area													
September 2007	95	6.7	125	8.9	263	18.7	457	32.4	470	33.3	1,410	446,945	513,881
September 2006	145	10.9	200	15.0	290	21.7	410	30.7	291	21.8	1,336	409,995	449,247
Year-to-date 2007	962	8.2	1,462	12.4	2,226	18.9	3,612	30.6	3,529	29.9	11,791	425,140	491,261
Year-to-date 2006	1,552	12.0	2,503	19.3	3,064	23.6	3,579	27.6	2,288	17.6	12,986	391,513	446,136

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2007

Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	915,835	801,716	3.9	949,130	845,382	12.3
Toronto	1,200,538	--	n/a	1,126,926	1,089,033	3.5
East York	--	--	n/a	1,008,883	916,452	10.1
Etobicoke	--	1,069,325	n/a	846,796	943,408	-10.2
North York	1,358,923	1,089,752	24.7	1,253,416	1,200,455	4.4
Scarborough	475,873	343,359	38.6	451,768	375,042	20.5
York	--	--	n/a	715,818	--	n/a
York Region	539,436	453,148	19.0	512,163	440,818	16.2
Aurora	601,857	473,354	27.1	603,338	578,829	4.2
East Gwillimbury	--	329,282	n/a	457,545	418,556	9.3
Georgina Township	--	267,783	n/a	374,701	278,938	34.3
King Township	--	--	n/a	820,933	875,727	-6.3
Markham	489,885	421,439	16.2	462,556	413,557	11.8
Newmarket	547,305	334,899	63.4	475,248	348,010	36.6
Richmond Hill	560,183	463,399	20.9	546,493	465,088	17.5
Vaughan	556,189	536,281	3.7	545,911	515,401	5.9
Whitchurch-Stouffville	468,283	467,032	0.3	452,309	449,723	0.6
Peel Region	441,088	424,774	3.8	435,955	397,221	9.8
Brampton	417,844	378,370	10.4	397,772	372,097	6.9
Caledon	--	--	n/a	781,513	618,039	26.5
Mississauga	558,775	605,582	-7.7	555,203	500,512	10.9
Halton Region	658,977	508,976	29.5	517,762	500,942	3.4
Burlington	704,824	514,534	37.0	436,571	518,696	-15.8
Halton Hills	409,926	381,780	7.4	447,779	383,877	16.6
Milton	387,951	327,084	18.6	394,102	359,047	9.8
Oakville	863,423	549,498	57.1	748,322	644,700	16.1
Durham Region	371,192	358,231	3.6	365,615	343,230	6.5
Ajax	425,707	393,947	8.1	434,237	362,438	19.8
Brock	--	--	n/a	--	--	n/a
Clarington	349,442	306,197	14.1	309,840	296,809	4.4
Oshawa	325,854	334,959	-2.7	309,423	330,895	-6.5
Pickering	--	457,385	n/a	472,378	426,019	10.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	366,782	299,018	22.7	368,911	375,084	-1.6
Whitby	327,386	329,173	-0.5	345,314	337,011	2.5
Remainder of Toronto CMA	348,783	327,737	6.4	372,964	306,280	21.8
Bradford West Gwillimbury	--	--	n/a	391,811	359,818	8.9
Town of Mono	--	--	n/a	1,014,573	444,288	128.4
New Tecumseth	--	286,135	n/a	281,146	267,312	5.2
Orangeville	--	--	n/a	321,213	292,719	9.7
Toronto CMA	532,767	463,720	14.9	513,902	456,090	12.7
Oshawa CMA	332,556	326,635	1.8	320,092	325,672	-1.7
Greater Toronto Area (GTA)	513,881	449,247	14.4	491,261	446,136	10.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto September 2007

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	4,586	10.4	7,289	12,092	13,371	54.5	332,670	2.9	343,282
	February	6,756	9.5	7,287	12,869	13,314	54.7	353,928	5.9	350,514
	March	8,707	10.2	7,218	16,457	13,142	54.9	353,134	6.8	347,327
	April	8,361	-5.4	6,942	15,419	13,067	53.1	366,683	7.2	354,775
	May	9,434	2.4	7,014	17,685	13,189	53.2	365,537	5.5	352,500
	June	8,730	-4.6	6,825	14,980	12,955	52.7	358,035	3.8	353,374
	July	7,086	-3.9	7,131	12,566	13,467	53.0	341,959	4.9	350,845
	August	6,976	-6.7	6,809	12,534	12,953	52.6	338,192	4.6	353,654
	September	6,621	-9.6	6,732	15,326	13,399	50.2	349,149	3.2	351,578
	October	6,876	-4.2	7,108	13,116	13,260	53.6	356,423	4.1	356,398
	November	6,262	-5.8	6,994	10,179	13,177	53.1	355,463	4.2	358,861
	December	4,447	4.5	7,493	4,874	12,803	58.5	336,217	2.9	355,934
2007	January	5,173	12.8	7,683	12,570	13,158	58.4	353,724	6.3	364,537
	February	6,772	0.2	7,295	11,880	12,574	58.0	368,687	4.2	363,994
	March	8,518	-2.2	7,314	15,218	12,752	57.4	365,285	3.4	365,452
	April	9,452	13.0	8,015	15,793	13,148	61.0	379,025	3.4	367,489
	May	11,106	17.7	8,031	17,419	13,021	61.7	382,689	4.7	368,489
	June	10,451	19.7	8,196	14,655	12,953	63.3	381,963	6.7	373,082
	July	8,912	25.8	8,562	12,600	13,034	65.7	366,012	7.0	375,991
	August	8,057	15.5	7,832	12,109	12,559	62.4	361,898	7.0	377,285
	September	6,866	3.7	7,528	13,653	12,649	59.5	380,132	8.9	382,834
	October									
	November									
	December									
	Q3 2006	20,683	-6.7		40,426			342,990	4.2	
	Q3 2007	23,835	15.2		38,362			368,689	7.5	
	YTD 2006	67,257	-0.5		129,928			352,759	5.1	
	YTD 2007	75,307	12.0		125,897			372,400	5.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
September 2007

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	534	14.8	807	1,544	1,566	51.5	250,628	3.6	255,281
	February	821	24.2	876	1,591	1,590	55.1	257,030	4.0	255,802
	March	983	14.3	830	1,994	1,628	51.0	258,048	3.5	255,918
	April	931	-7.6	732	1,875	1,492	49.1	261,891	5.3	259,811
	May	1,020	0.7	766	2,048	1,564	49.0	264,199	4.1	258,584
	June	955	-1.8	759	1,670	1,494	50.8	265,839	3.6	259,611
	July	800	-5.8	748	1,365	1,439	52.0	259,470	3.2	257,609
	August	760	-5.9	773	1,465	1,475	52.4	259,462	3.0	259,469
	September	720	-8.6	761	1,605	1,469	51.8	256,378	-0.6	255,206
	October	697	-4.5	751	1,400	1,425	52.7	256,753	0.2	258,720
	November	634	-4.8	766	1,126	1,547	49.5	250,363	-3.8	254,092
	December	499	21.4	831	511	1,452	57.2	248,442	-1.9	257,978
2007	January	581	8.8	878	1,519	1,538	57.1	265,508	5.9	270,536
	February	791	-3.7	846	1,364	1,367	61.9	263,039	2.3	262,242
	March	969	-1.4	820	1,532	1,255	65.3	265,022	2.7	262,925
	April	1,083	16.3	850	1,795	1,418	60.0	232,285	-11.3	230,364
	May	1,192	16.9	892	1,958	1,486	60.1	275,723	4.4	269,691
	June	1,110	16.2	883	1,596	1,421	62.1	271,394	2.1	264,749
	July	958	19.8	898	1,393	1,478	60.8	267,497	3.1	265,901
	August	884	16.3	893	1,440	1,450	61.6	265,493	2.3	265,301
	September	721	0.1	764	1,519	1,398	54.6	271,149	5.8	269,990
	October									
	November									
	December									
	Q3 2006	2,280	-6.7		4,435			258,491	1.9	
	Q3 2007	2,563	12.4		4,352			267,833	3.6	
	YTD 2006	7,524	1.3		15,157			259,843	3.3	
	YTD 2007	8,289	10.2		14,116			263,851	1.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
September 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	107.6	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	108.5	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	108.7	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	109.0	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	108.9	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	108.5	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	108.5	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	108.1	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	108.0	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	108.3	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	108.5	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	108.2	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	110.3	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	110.8	2,860	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,853	6.9	69.2	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.9	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,851	7.0	68.9	810
	August	715	7.05	7.24	141.7	110.6	2,857	7.0	69.0	819
	September	712	7.05	7.19		110.8	2,856	6.9	68.8	825
	October									
	November									
	December									

"P & I" means Principal and InteRemainder (assumes $ 100,000 mortgage amortized over 25 years using current 5 year inteRemainder rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
September 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	175.6	6.7	69.7	809
	February	667	5.85	6.45	135.5	107.6	174.7	6.6	69.1	820
	March	667	6.05	6.45	135.8	108.5	174.7	6.4	68.8	821
	April	685	6.25	6.75	136.3	108.7	175.2	6.0	68.5	820
	May	685	6.25	6.75	136.7	109.0	176.2	6.1	68.8	821
	June	697	6.60	6.95	137.3	108.9	178.5	6.1	69.5	829
	July	697	6.60	6.95	137.8	108.5	180.1	6.5	70.2	827
	August	691	6.40	6.85	138.4	108.5	180.9	6.5	70.4	816
	September	682	6.40	6.70	138.4	108.1	178.7	6.9	69.7	808
	October	688	6.40	6.80	138.3	108.0	178.0	6.8	69.1	811
	November	673	6.40	6.55	138.8	108.3	176.8	6.9	68.6	810
	December	667	6.30	6.45	138.9	108.5	177.4	6.7	68.5	813
2007	January	679	6.50	6.65	139.0	108.2	177.3	6.5	68.2	823
	February	679	6.50	6.65	139.2	109.3	177.3	6.4	67.9	836
	March	669	6.40	6.49	139.4	110.3	177.9	6.1	67.8	838
	April	678	6.60	6.64	139.4	110.8	178.6	6.2	68.0	826
	May	709	6.85	7.14	140.0	111.2	181.1	6.0	68.6	813
	June	715	7.05	7.24	140.8	110.7	181.7	6.0	68.8	810
	July	715	7.05	7.24	141.1	110.7	182.2	6.0	68.8	810
	August	715	7.05	7.24	141.7	110.6	180.8	6.6	68.5	821
	September	712	7.05	7.19		110.8	181.4	6.6	68.6	829
	October									
	November									
	December									

"P & I" means Principal and InteRemainder (assumes $ 100,000 mortgage amortized over 25 years using current 5 year inteRemainder rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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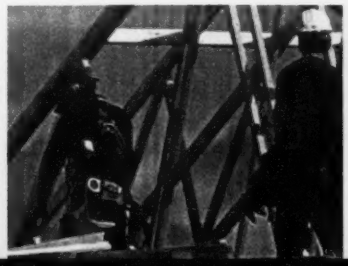

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